

**Washington County Land Use Authority Meeting  
March 10, 2009**

**Item #9. CONDITIONAL USE PERMIT.** Request permission to operate a crushing operation and batch plant, Section 36, T39S, R13W, SLB&M, generally located at the Snowfield Ranch Exit. Jason Campbell, applicant and Kurt Allen/Northern Engineering, agent.

The planner explained. that this item was tabled at the previous meeting due to a lack of representation. The applicant would like to operate a gravel and batch plant operation, with purchase of gravel from individual contractors. This use was initially approved in July of 2007, and the applicant did not respond to the invitations for annual review, so the Conditional Use Permit lapsed. There will be a scale house and scales located on the property. Access for haul trucks would be from the Snowfield (Ranch) Exit on I-15, with ingress and egress from an existing County or frontage road and a private easement. The different site plans on phasing shows the location of crusher, stock piles and scales area. The planner suggested that the commission should address operating hours, number of haul trucks, and provisions for reclamation of mining and mineral development. The applicant is in contact with MSHA and EPA on portable crushing and screening equipment that will be reviewed and monitored when it is in place. The planner reminded the commission that, after the previous meeting, staff requested that the applicant provide historical data from the State Historical Society and locate the site provided for monumentation, whether it be on applicant's or someone else's property. ***Original transcript of The Dominguez-Escalante Journal submitted Identifier #310. describes the Saint Daniel campsite as being located about 2.4 miles north of the Pintura Interchange and 3/4 mile north of the Snowfield Interchange on Interstate 15. It is in a clearing on the west side of Ash Creek.***

Kurt Allen - Northern Engineering, agent for Jason Campbell agreed that there has been a lot of interest in the historical site and read from a section of a packet obtained about the Dominguez-Escalante group recorded on October 13, 1776. They traveled south for a league and one-half, then went down to the little Rio del Pilar, (the footnotes describe this area as down the Kanarra Creek, which now becomes Ash Creek), and entered a ridge cut entirely of black lava rock, which lies between two high sierras by way of a gap (the footnotes describe this as through Ash Creek Canyon.) The report goes on to describe where they stayed that evening as a pleasant poplar grove, naming the place San Daniel (the footnotes say the Saint Daniel campsite is located about 2.4 miles north of the Snowfield Interchange on Interstate 15. It is a clearing on the west side of Ash Creek.)

Mr. Allen said that although the fence and sign are located on this property, they were never intended to indicate the actual location of the historical site, but only the entrance to it. The actual site is located three-quarters (3/4) of a mile up the road from the sign location. The sign was erroneously placed on the south side of the off ramp, when it should have been placed on the north side. Or, it was mentioned that the sign could have been removed during construction and accidentally put back up in the wrong location.

After a brief discussion, it was determined that approval could be granted, based on verification

by the State Historical Preservation Society.

Mr. Allen explained that they had projected a ten (10) year build out, starting in 2007, but there have been delays. Nothing has been done on the site except for a gate on the fence, and nothing is planned for a year or more.

**Motion was made by Commissioner Everett to recommend approval on a Conditional Use Permit to operate a crushing operation and batch plant generally located at the Snowfield Ranch, subject to approval by the State Historical Preservation Society to determine whether site is there or somewhere else, for a period of one (1) year. This approval is based on the Commission accepting preview review agreements and stipulations. Commissioner Cropper seconded the motion. Six (6) commissioners and the alternate voted Aye. The motion carried.**